

KANAB PLANNING COMMISSION MEETING

NOVEMBER 18, 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Byard Kershaw, Arlon Chamberlain, Jeff Yates, Mike Downward, Gary McBride Business Land Use Coordinator, Staff Member Levi Roberts of Five County, Rob VanDyke of Kanab City Legal Council, and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Dave Borup

MEETING STARTED AT 6:32 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of October 21, 2014 meeting with the amended corrections and 2nd by Jeff Yates. Motion passes unanimously.

PUBLIC COMMENT: None

DISCUSSION OF TEMPORARY USE PERMIT: Chairman Trujillo explained the discussion of issuing a temporary use permit rather than a conditional use permit. Conditional use permits don't have time limits but the temporary use permit does. There is no temporary use permit as of now. Conditions need to be in the ordinance.

PUBLIC HEARING: Joan Thacher made the motion to go into public hearing regarding the agenda item to add manufactured home sales to C-3 and any related zones. Arlon Chamberlain 2nd the motion. Motion passes unanimously. Caralee Woods has concerns that there wasn't a public hearing before a decision was made allowing the manufactured home sales to move. Jeff Yates explains the circumstances to this issue saying auto sales were already in business. Arlon Chamberlain made the motion to go out of public hearing. Byard Kershaw 2nd the motion. Motion passed unanimously.

CONSIDERATION TO ADD MANUFACTURED HOME SALES TO C-3 AND ANY RELATED ZONES: Discussion to change the ordinance to say something more specific to fit all categories of sales. In C-2 there is conditional use. Chairman Trujillo entertains a motion to consider changing the auto/boat dealer rental/sales. Levi Roberts suggests deleting from the land use chart in Chapter 20 auto rental/sales and auto/boat dealer also delete in Chapter 21 auto rental/sales. To add vehicular rental or sales e.g. farm equipment, manufactured homes, boats, RV's, ATV's. Currently the land use chart does not include other uses which are similar in nature and that these are determined to be compatible with other uses in the zone and are similar to auto sales. Jeff Yates makes a motion to amend the land use ordinance to change the auto rental/sales to broaden the definition of auto/rental sales of vehicles defined as something that has an identifying number that signifies make, model, year e.g. boats, motorcycles, farm equipment, manufactured homes, along with the findings that were listed by staff, the land use chart

does not include other uses which are similar in nature, and also the C-2 zone is permitted use. Byard Kershaw 2nd the motion. Motion passed unanimously.

STAFF REPORT: Roll call votes are necessary when passing an ordinance, resolution or action that could cause liability on the city. Because it is the city council that makes these final decisions, it is unnecessary for the planning commission to take roll call votes. The only time a roll call vote is necessary would be when a request to do so, for whatever reason, is made by any commission member, by the Mayor or city manager otherwise there is no need for roll call votes. An area can be un-zoned.

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIASON REPORT: None

GENERAL PLAN REVIEW CHAPTERS 1-8 AND ANY RELATED APPENDICES AND EXHIBITS: Levi Roberts makes the following suggested recommendations: Recommendation to delete exhibit 1 Aerial Photo of Kanab. The chart in exhibit 2 needs to add the source of its findings. Recommendation to take out exhibit 6 Kanab Streets Master Plan Map and exhibit 7 Kanab Parks and Trails Map. Appendix A needs to be updated and Appendix B, a separate document in the same place as plans and ordinances. Appendix C needs to be re-worded to match the correct name of the document referenced. Appendix F and G should be removed. Appendix H needs to be updated to include the results of the most recent survey. A new appendix should be added pertaining to the Kanab City Affordable Housing Plan referring to chapter 6. Waiting on additional information for chapters 7 and 8.

Chairman Trujillo entertained a motion to adjourn, Mike Downward made that motion.

Chairman

Date